



CITY OF BEAVERTON
Community & Economic
Development
Planning Division
4755 SW Griffith Drive
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NOTICE OF A PUBLIC HEARING

Project Name:	Educational Institution at 9800 SW Nimbus
Case File No:	CU2013-0004 – Conditional Use
Summary of Application:	This proposal will introduce a new Pre-K through 12 th grade school to the building and property identified herein. The total number of students is 160 (enrollment). The school would operate from 8:30am to 3:20pm Monday through Friday, and from 10:00am to 2:00pm on Sundays. No building or site modifications are proposed. In the City OI-WS zone, educational institutions are a conditional use. The school would be operated by the Muslim Educational Trust.
Project Location:	The site is generally located on east side SW Nimbus Avenue, north of SW Scholls Ferry Road. The property address is 9800 SW Nimbus Avenue. The site is also described as Tax Lot 1000 on the Washington County Tax Assessor's Map 1S1-27DC. The total site is approximately two acres.
Zoning & NAC:	Office Industrial – Washington Square (OI-WS) - - Greenway
Applicable Criteria:	<i>Conditional Use - New:</i> Beaverton Development Code Section 40.15.15.3.C, <i>Facilities Review</i> Section 40.03 and Policies 6.2.3.d, 6.2.3.h of the Comprehensive Plan
Due Date for Written Comments:	4:30 PM, Wednesday, June 12, 2013
Hearing Date and Location:	Wednesday June 26, 2013 beginning at 6:30pm City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive
Facilities Review Meeting:	The Beaverton Facilities Review Committee (staff) will hold a technical meeting with the applicant on Wednesday, June 12, 2013. The Facilities Review Committee will forward a recommendation to the Director and Planning Commission on the above application based on its conformity to the technical criteria specified in Section 40.03 of the Development Code.
Staff Contact:	Scott Whyte, AICP (503) 526-2652 / swhyte@beavertonoregon.gov

To be addressed in the staff report, written comments should be submitted no later than 4:30 p.m. on Wednesday, June 12, 2013. Mailed written comments shall be sent to the Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive. Please reference the Case File Number and Project Name in your written comments. A copy of the staff report will be available for inspection at least seven calendar days before the hearing date.

Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

Pursuant to Section 50.45.18, within seven (7) calendar days from the date the decision making authority adopts a land use order, the Director shall cause the order to be signed, dated, and mailed to the applicant and the property owner.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of any or all materials will be provided at reasonable cost. Once the Director has rendered a decision, it may be viewed on-line at: www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.